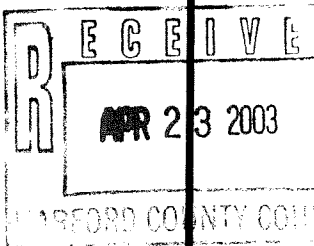


STANDARD APPLICATION  
**Harford County**  
**Board of Appeals**  
Bel Air, Maryland 21014



Case No. 5354  
Date Filed 4/21/03  
Hearing Date \_\_\_\_\_  
Receipt \_\_\_\_\_  
Fee \$50

Shaded Areas for Office Use Only

Type of Application

- \_\_\_\_\_ Administrative Decision/Interpretation  
\_\_\_\_\_ Special Exception  
\_\_\_\_\_ Use Variance  
\_\_\_\_\_ Change/Extension of Non-Conforming Use  
☒ Minor Area Variance  
\_\_\_\_\_ Area Variance  
\_\_\_\_\_ Variance from Requirements of the Code  
\_\_\_\_\_ Zoning Map/Drafting Correction  
\_\_\_\_\_

CASE 5354 MAP 49 TYPE Variance

ELECTION DISTRICT 3 LOCATION 100 Coreopsis Court, Bel Air, Md. 21014

BY James G. and Margaret E. Shusta

Appealed because a variance pursuant to Section 267-36B, Table V and Section 267-23C(1)(a)(4) and (6) of the Harford County Code to allow the existing dwelling to be less than the required 40 foot from the rear property line (39 foot existing), less than the required 30 foot for the deck and patio and less than 24 foot for the steps (proposed 25 foot for the deck and patio and 22 foot for the steps) in a R2

District requires approval by the Board.

**NOTE:** A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

**Applicant/Owner (please print or type)**

Name JAMES G. SHUSTA Phone Number 410-379-9944  
Address 100 COREOPSIS CT. BEL AIR MD. 21014  
Street Number Street City State Zip Code

Co-Applicant MARGARET E. SHUSTA Phone Number 410-379-9944  
Address 100 COREOPSIS CT. BEL AIR MD. 21014  
Street Number Street City State Zip Code

Contract Purchaser \_\_\_\_\_ Phone Number \_\_\_\_\_  
Address \_\_\_\_\_  
Street Number Street City State Zip Code

Attorney/Representative \_\_\_\_\_ Phone Number \_\_\_\_\_  
Address \_\_\_\_\_  
Street Number Street City State Zip Code

Hearing: 6/25/03

## Land Description

Address and Location of Property 100 CORROPSIS CT HARP. CO. MD. 21044

Subdivision EASTGATE

Lot Number 45

Acreage/Lot Size 11282 SF

Election District 03

Zoning R2

Tax Map No. 0049 Grid No. 0004B Parcel 0875 Water/Sewer: Private \_\_\_\_\_ Public X

List ALL structures on property and current use: INDIVIDUAL HOME RESIDENTIAL

Estimated time required to present case: 15 MINS.

If this Appeal is in reference to a Building Permit, state number \_\_\_\_\_

Would approval of this petition violate the covenants and restrictions for your property? NO

Is this property located within the County's Chesapeake Bay Critical Area? Yes \_\_\_\_\_ No X

If so, what is the Critical Area Land Use designations: \_\_\_\_\_

Is this request the result of a zoning enforcement investigation? Yes \_\_\_\_\_ No X

Is this request within one (1) mile of any incorporated town limits? Yes X No \_\_\_\_\_

## Request

CONSTRUCT SCREEN PORCH WITHIN LESS THAN 30'  
SETBACK. SCREEN PORCH TO BE 22' LONG AND  
14' WIDE, WITH STEPS EXITING ON FRONT OF  
PORCH AND PATIO TO THE RIGHT OF SCREEN PORCH

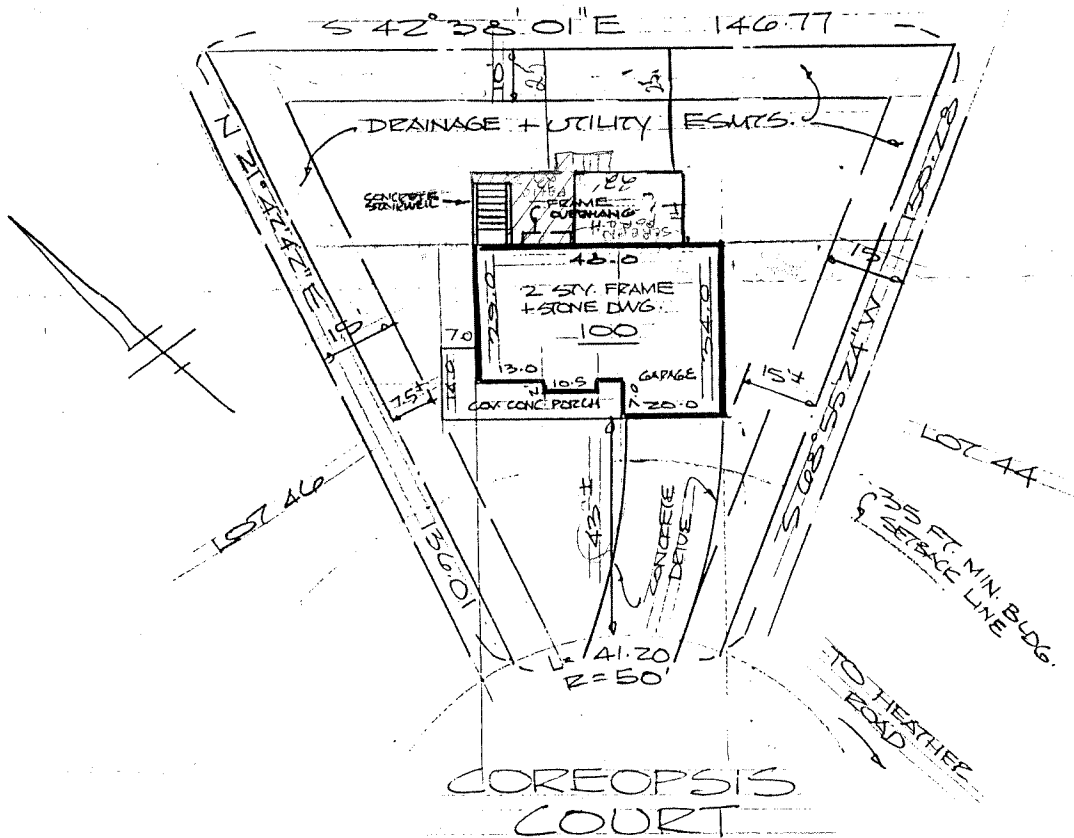
## Justification

THIS PLOT IS UNIQUE IN THE FOLLOWING:

- ① PIE SHAPED LOT
- ② SET BACK OF HOUSE FARTHER THAN 35' REQUIREMENT
- ③ LARGE DRAIN & UTILITY BASEMENTS ON BACK AND SIDES
- ④ VARIANCE IS MINOR IN NATURE
- ⑤ IMPROVEMENTS WILL BENEFIT RESIDENCE & NEIGHBORHOOD

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

This property is not located in a H.O.D.  
Identified Special Flood Hazard Area.  
Flood Hazard Map Interpretation though  
believed accurate is not guaranteed.



MITCH ENSOR

40 ft

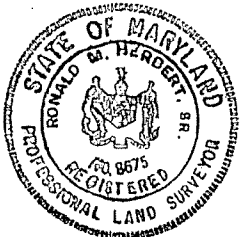
- 1) This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 3) This plat does not provide accurate identification of property boundary lines but such identification may not be required for the transfer of title or securing financing or re-financing.

This is to certify that this drawing meets the Minimum Standards of Practice of the State of Maryland.

LOT 45, REVISED FINAL PLAT II -  
SECTION IV, EAST GATE,  
PLAT BOOK C.G.H. NO. 96,  
Folio 88

All setback dimensions are + or - one foot unless otherwise noted.

REG. NO. 8675



LOCATION DRAWING  
100 COREOPSIS COURT, HARF. CO., MD.

OFFICE OF  
**MANK & KUNST**  
POST OFFICE BOX 5448  
TOWSON, MARYLAND 21285

SCALE  
1" = 30'

DATE  
7/12/00

JOB NO.  
121/00 B